Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/130A BENTONS ROAD MOUNT MARTHA VIC 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$830,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$757,500	Property type	Unit	Suburb	Mount Martha
Period-from	01 Jul 2021	to	30 Jun 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
3/5 RUTH ROAD MORNINGTON VIC 3931	$850,000	22-Feb-22
20/90 BENTONS ROAD MOUNT MARTHA VIC 3934	$800,000	23-Jan-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 01 July 2022

RT Edgar

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3/5 RUTH ROAD MORNINGTON VIC 3931

2 2 2

Sold Price **$850,000** Sold Date **22-Feb-22**

Distance **0.85km**



20/90 BENTONS ROAD MOUNT MARTHA VIC 3934

3 2 2

Sold Price **$800,000** Sold Date **23-Jan-22**

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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